

**CITY OF NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, April 28, 2016 at 7:00 PM  
City Hall, 211 Main Ave. N., North Bend, WA 98045

*Please Note: A complete audio recording of this meeting is available on the City of North Bend website, [www.northbendwa.gov](http://www.northbendwa.gov), under: Government - Boards & Commissions - Planning Commission - Meeting Audio*

**CALL TO ORDER**

The meeting was called to order at 7:03 PM.

**ROLL CALL**

Planning Commissioners present: Gary Fancher (Chair), Elizabeth Gildersleeve, Jim Luckey, Mary Miller, and Dick Ryon. Commissioner Heller and Commissioner von Trapp were unable to attend, and have been excused from the meeting. City Staff present: Mike McCarty, Senior Planner.

Chair Fancher asked for a motion to approve the Agenda for tonight's meeting, and asked if any of the Commissioners had any changes. None of the Commissioners had any addition to the Agenda, and the Agenda was approved.

**AGENDA ITEM #2: Approval of April 14, 2016 Minutes**

The Minutes from the April 14, 2016 Meeting were Approved.

**AGENDA ITEM #3: Public Comment on Non-Agenda Items**

There were no public in attendance at tonight's meeting.

**AGENDA ITEM #4: Public Hearing – Amendments to North Bend Municipal Code 18.10.040 Bulk and Dimensional Standards Concerning Minimum Lot Size in the Constrained Low Density Residential Zone**

At 7:05 PM, Chair Fancher opened the Public Hearing. There were no public in attendance at tonight's meeting.

At 7:05 PM, Chair Fancher closed the Public Hearing.

**AGENDA ITEM #5: Planning Commission Deliberation and Recommendation - Amendments to North Bend Municipal Code 18.10.040 Bulk and Dimensional Standards Concerning Minimum Lot Size in the Constrained Low Density Residential Zone**

Chair Fancher asked for a Motion. Commissioner Ryon motioned to Approve the Amendments to NBMC 18.10.040 Bulk and Dimensional Standards concerning minimum lot size in the Constrained Low Density Residential Area; Commissioner Miller seconded the Motion.

There was discussion between the Commissioners and Mr. McCarty concerning the Amendments to NBMC 18.10.040. During the discussion, Commissioners made edit suggestions, and asked questions and received answers from city staff.

Commissioner Luckey offered a Motion for a friendly amendment to provide notice to the City Council that the CLDR expansion as adopted by Council significantly exceeds the Planning Commission's original intent and recommendation for the CLDR Zone to specifically address environmentally constrained areas. Chair Fancher made a suggestion to add the following language to Commissioner Luckey's friendly amendment, which he read from the proposed Ordinance language in Section 2.A.2 "The CLDR District is recognized for having larger lots or development constraint, such as frequently flooded areas, geologically hazardous areas, river and stream

1 corridors, channel migration areas, wetlands, and native wildlife and fish habitat.” Chair Fancher seconded  
2 Commissioner Luckey’s Motion for a friendly amendment.

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4 Commissioner Luckey’s friendly amendment was Approved, 5-0.

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6 There was continued discussion, including questions and answers, between the Commissioners and Mr. McCarty.

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8 Chair Fancher called for a vote. The vote was 4-1 (Luckey) to Approve the Motion as amended at tonight’s  
9 meeting.

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11 Chair Fancher asked for anything for the good of the order. Chair Fancher said that at the last City Council  
12 meeting, the vote was unanimous to eliminate future truck parking in the East North Bend Overlay, and that  
13 Council also voted in favor of HDR in the Tanner Overlay.

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15 No one else spoke for the good of the order.

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17 **ADJOURNMENT**

18 The meeting was adjourned at 7:50 PM.

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20 **NEXT PLANNING COMMISSION MEETING:**

21 The next Planning Commission meeting will be held May 12, 2016 at the City Hall Conference Room.

22 ATTEST:

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26 Gary Fancher (Chair)

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Mike McCarty, City of North Bend